

136 W. CANON PERDIDO

EXTERIOR FINISHES & LANDSCAPE IMPROVEMENTS



A STREET VIEW 'A' - CANON PERDIDO



C STREET CORNER VIEW 'C' - DE LA VINA ST. / CANON PERDIDO.



D STREET VIEW 'D' - DE LA VINA ST.



B STREET VIEW 'B' - CANON PERDIDO

ROOF TILE: (A) CLAY TILE TO REMAIN

EXT. WALLS: (B) EXISTING 7/8" 3-COAT CEMENT PLASTER
PAINTED BENJAMIN MOORE 2143-70 "SIMPLY WHITE"

STEEL DOORS: (C) PAINTED BENJAMIN MOORE
SW 6250 "GRANITE PEAK"

GARAGE ROLLING GRILL: (D) PAINTED BENJAMIN MOORE
SW 7076 "CYBERSPACE "

WROUGHT IRON: (E) PAINTED BENJAMIN MOORE
SW 7076 "CYBERSPACE "

STEEL WINDOWS: (F) PAINTED BENJAMIN MOORE
SW 6250 "GRANITE PEAK"

AWNING FABRIC (G) SUNBRELLA
4684 "SLATE"

ADDRESS FONT: (H) 4" LETTER SIZE, FONT STYLE "PAPYRUS"
PAINTED BLACK

TYPICAL FINISHES & COLORS

AERIAL VIEW - VIEW PLAN



E STREET VIEW 'E' - DE LA VINA ST.

SCOPE OF WORK

EXTERIOR FINISHES:
PROPOSE TO RE-Paint THE ENTIRE BUILDING WALLS WITH A WHITE COLOR;
PAINT (E) STEEL DOORS AND WINDOWS WITH A DARK GRAY/BLUE COLOR; PAINT ALL
WROUGHT IRON RAILS, HANDRAILS AND GARAGE ROLLING GRILLE WITH A BLACK COLOR;
AND REPLACE ALL (E) AWNING'S FABRIC WITH A (N) FABRIC COLOR.

LANDSCAPE IMPROVEMENTS:
PROPOSE A (N) LANDSCAPE PLAN THAT INCLUDES ONE TREE AND SHRUBS AND (N)
IRRIGATION PLAN

INDEX

ARCHITECTURAL	COVER SHEET / BUILDING VIEWS
A-000	
LANDSCAPE	
LI-1	IRRIGATION PLAN
LI-2	IRRIGATION DETAILS
LP-1	PLANTING PLAN
LP-2	PLANTING DETAILS

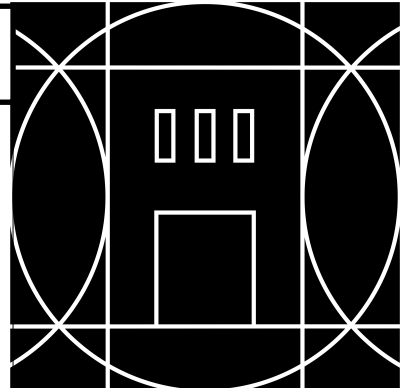
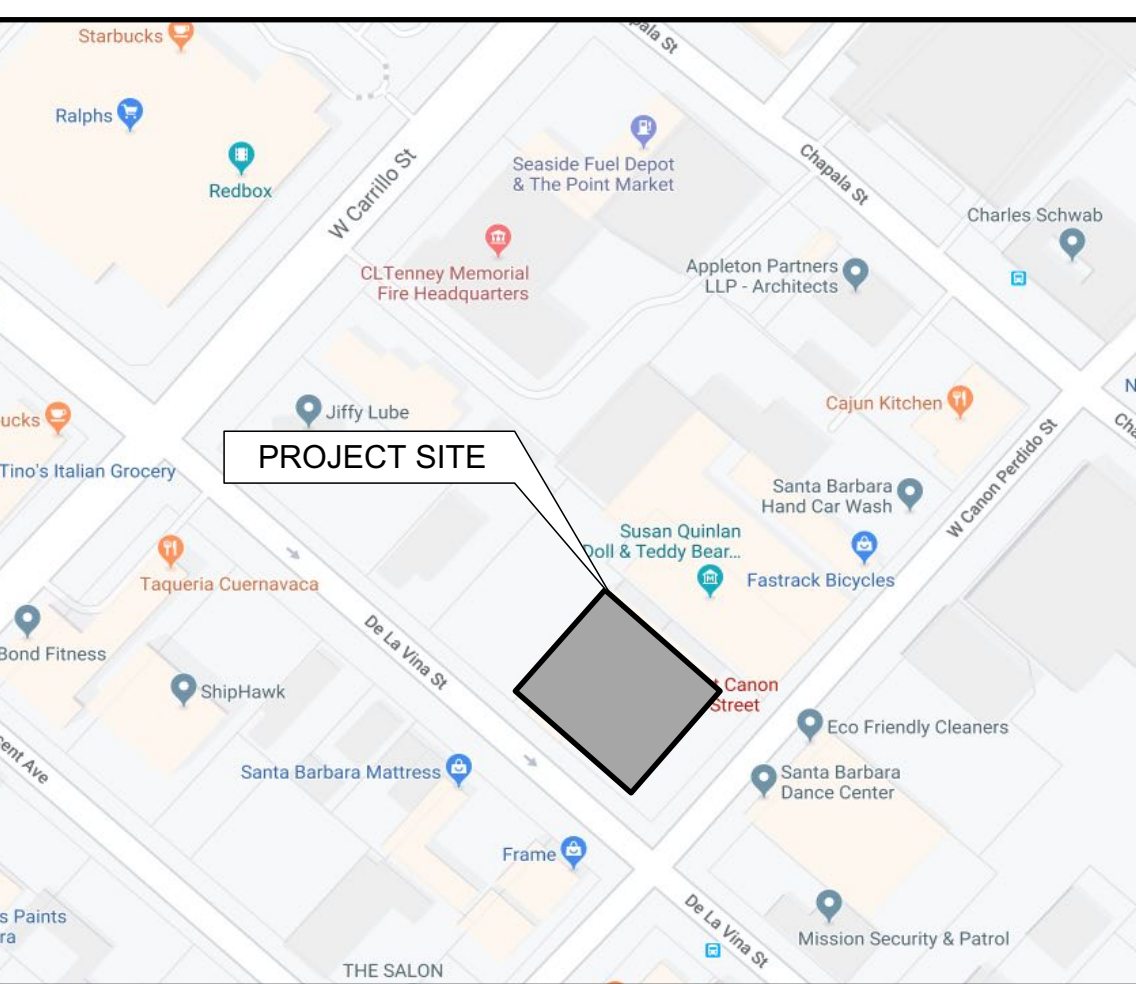
PROFESSIONALS

OWNER	SOLOMON PROPERTIES, LLC P.O. BOX 24058 SANTA BARBARA, CA 93101 (805) 698-2614 ROBINSTOREY@GMAIL.COM
ARCHITECT	CEARNAL COLLECTIVE LLP 521 1/2 STATE STREET SANTA BARBARA, CA 93101 (805) 963-8077 RS@CEARNAL.COM
LANDSCAPE ARCHITECT	ARCADIA STUDIO 202 E. COTA ST. #1621 SANTA BARBARA, CA 93101 (805) 962-9055 WILLIAM@ARCADIASTUDIO.COM

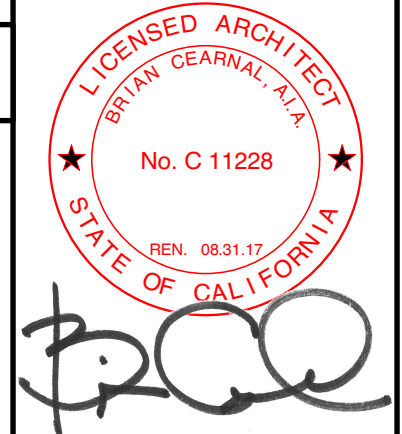
TABULATIONS

PROPERTY OWNERS:	SOLOMON PROPERTIES, LLC P.O. BOX 24058 SANTA BARBARA, CA 93121
PROJECT ADDRESS:	136 W. CANON PERDIDO SANTA BARBARA, CA 93101
A.P.N.:	039-313-023
HIGH FIRE ZONE?	NO
FLOOD ZONE?	YES
LAND USE ZONE:	C-G
LOT AREA:	12,632.5 SF
GROSS:	0.29 ACRES

VICINITY MAP



CEARNAL COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN
521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
www.cearnal.com



JOB NUMBER: 16-039

CONTENTS:
COVER SHEET / BLDG VIEWS

DRAWN BY: RS

CHECKED BY: RS

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DATE	TYPE
1/23/20	ABR

ISSUE DATE: 01/23/2020

REVISIONS

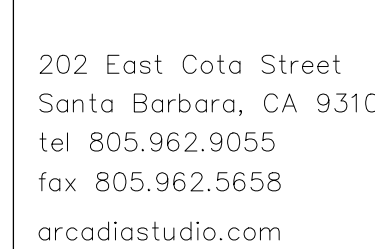
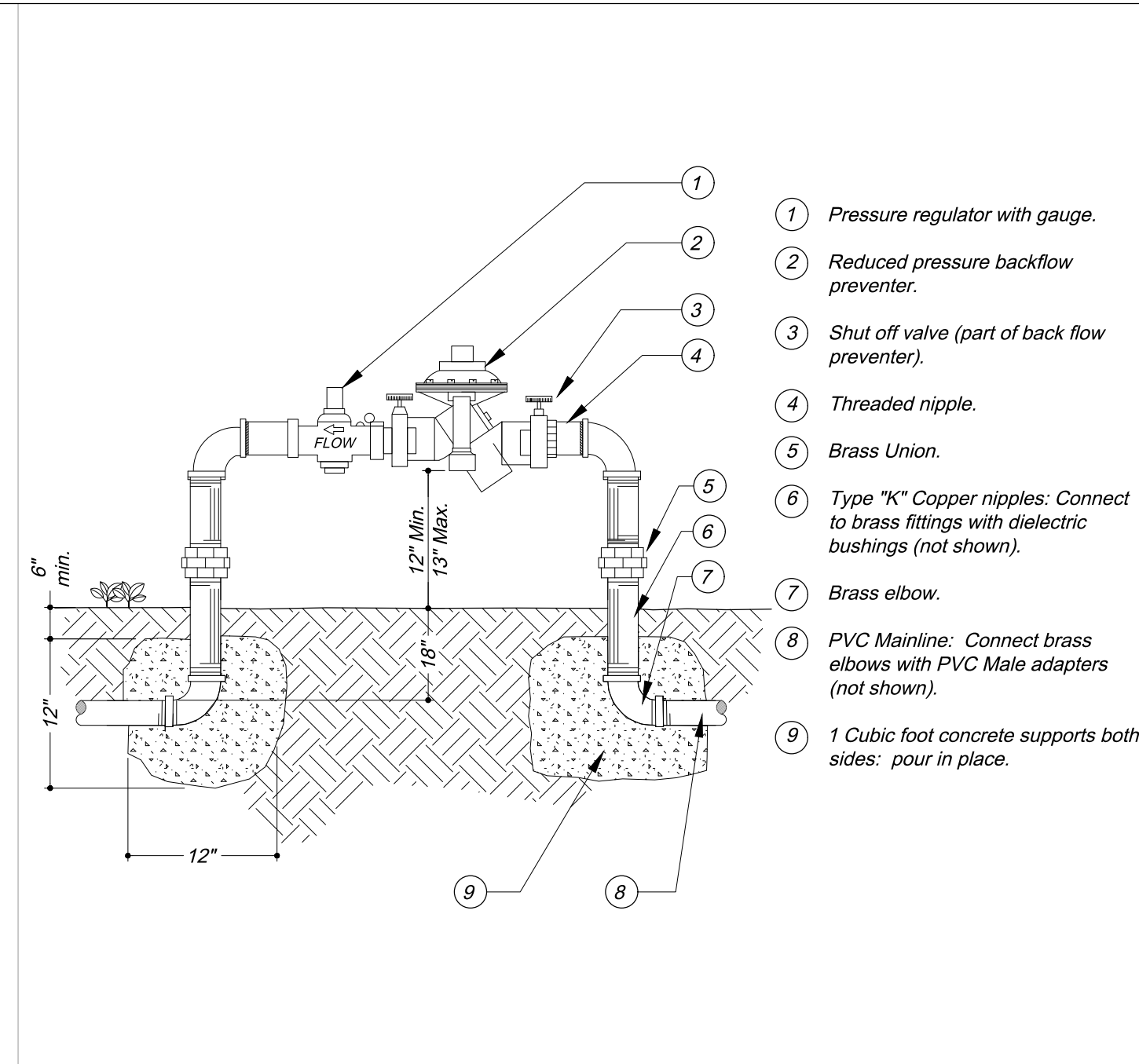
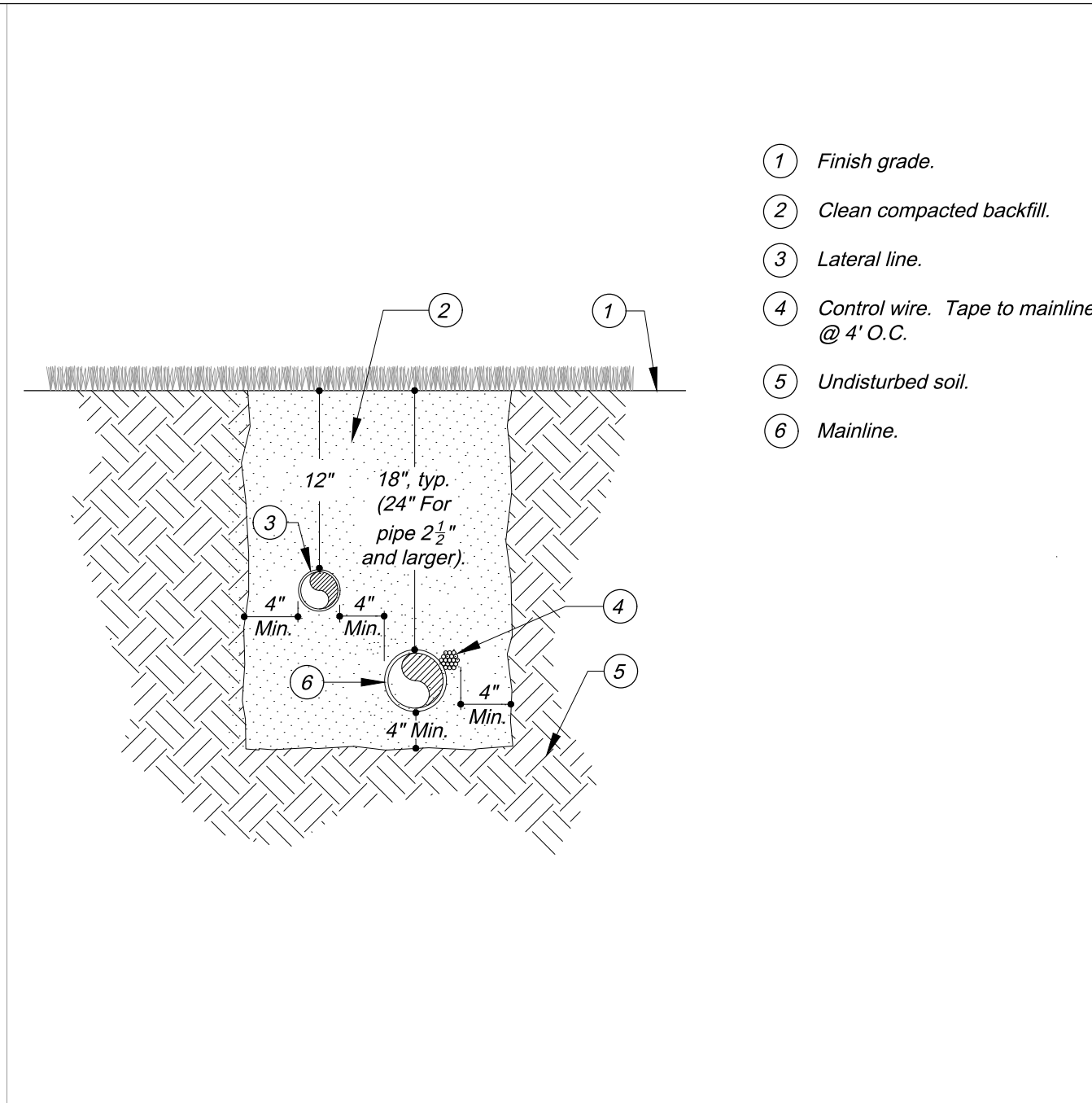
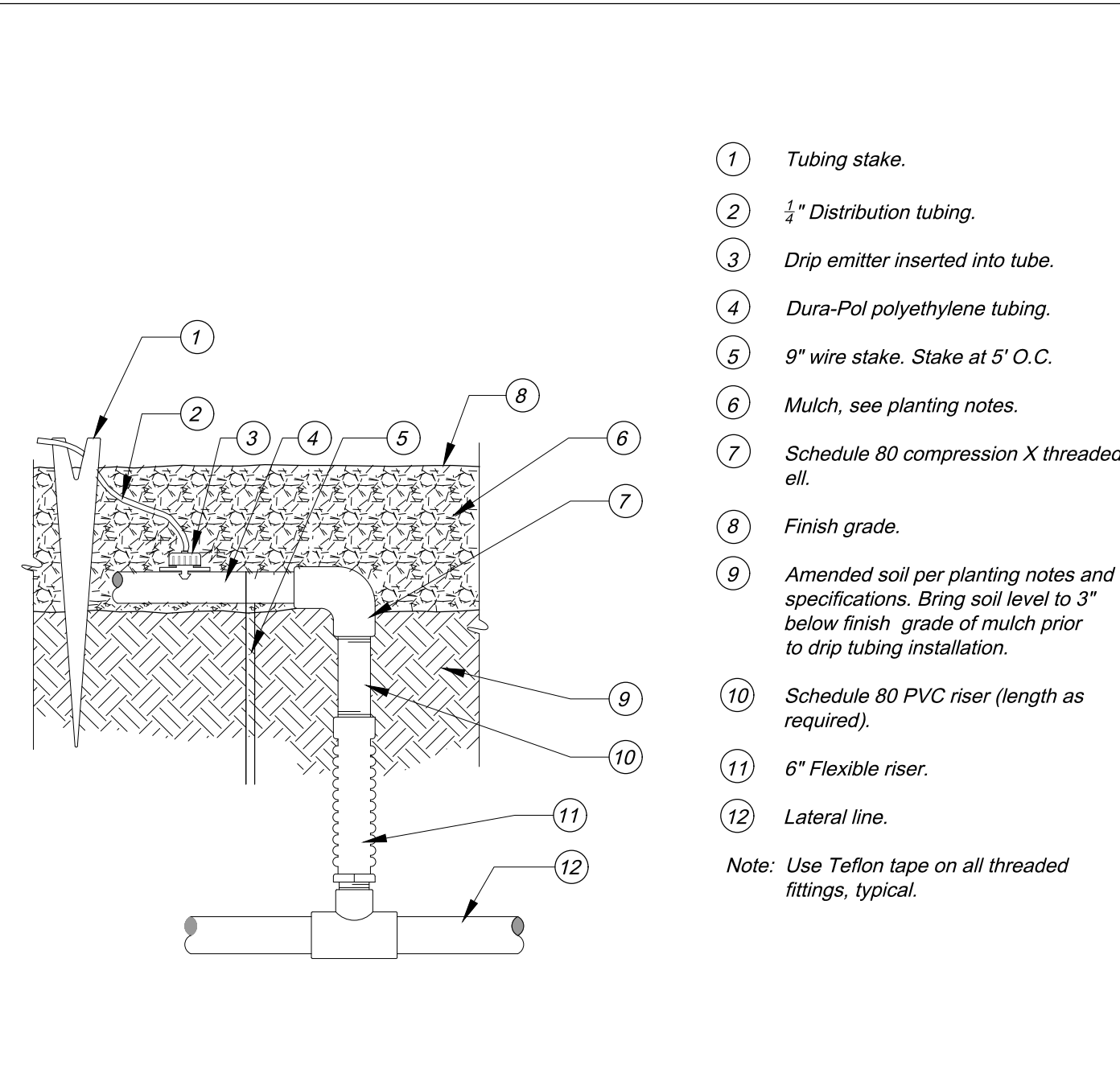
NO.	DATE	TYPE

A-000

SHEET 1 OF XX

0-15 gpm	1"
15-40 gpm	1-1/2"

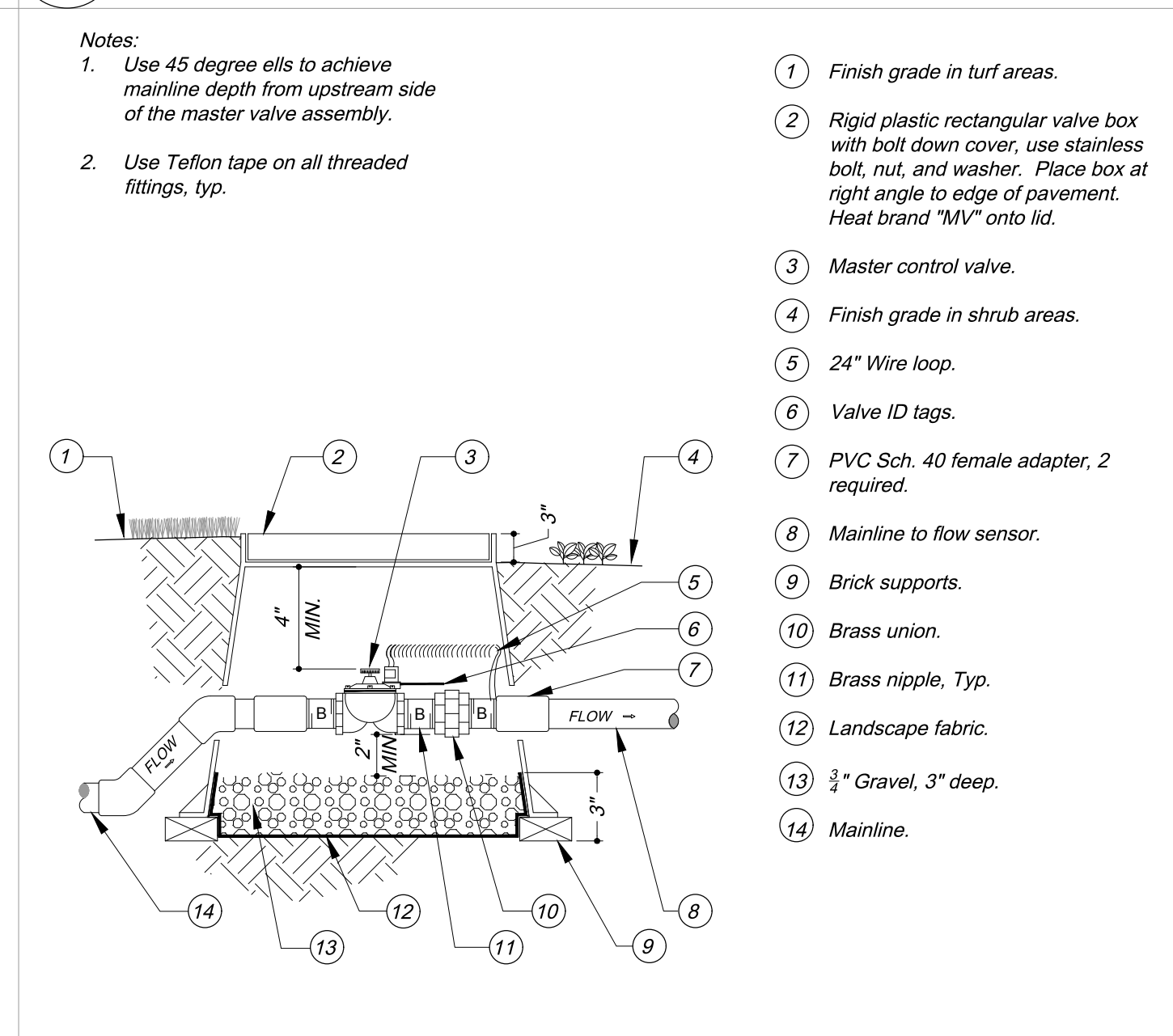
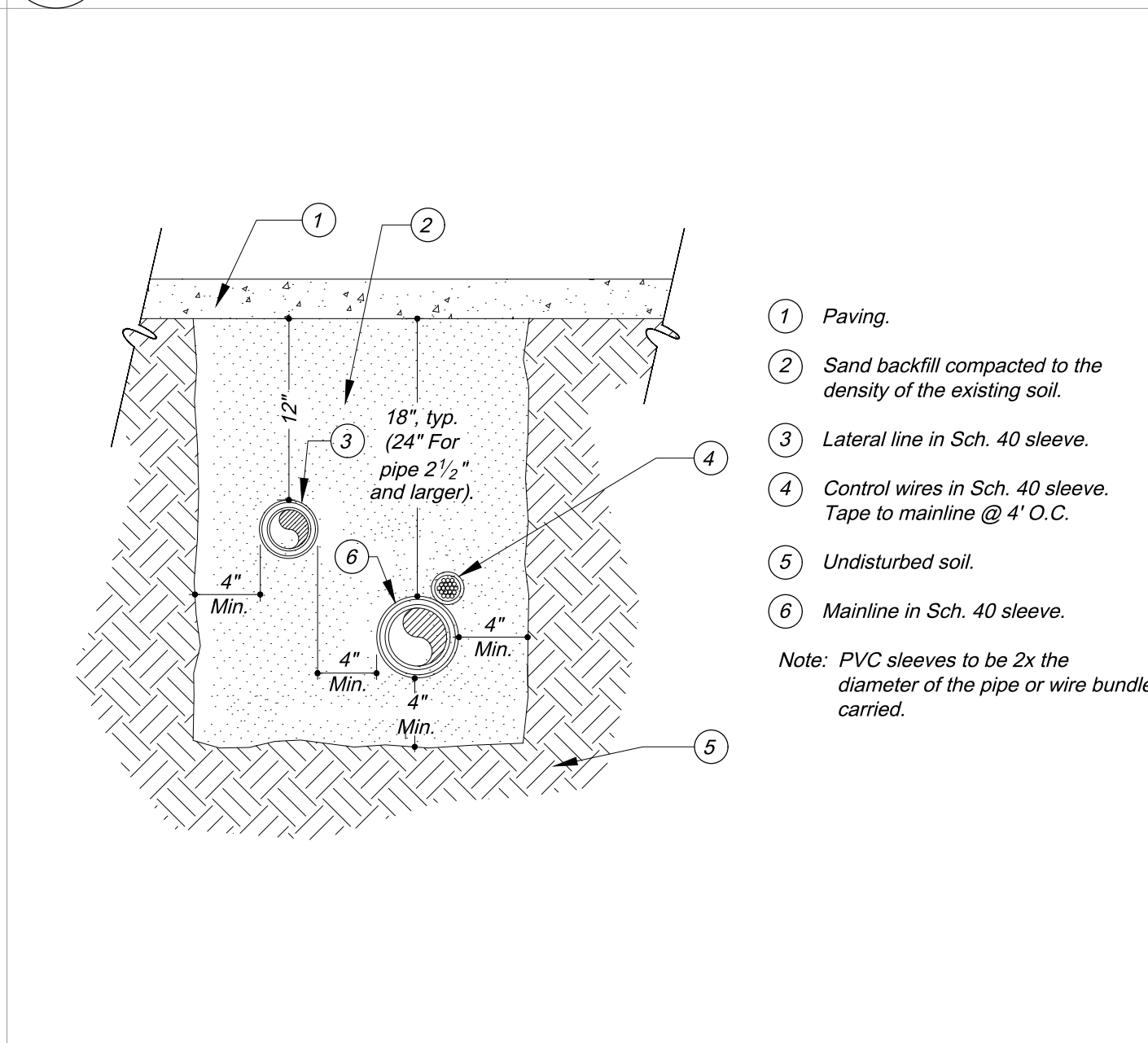
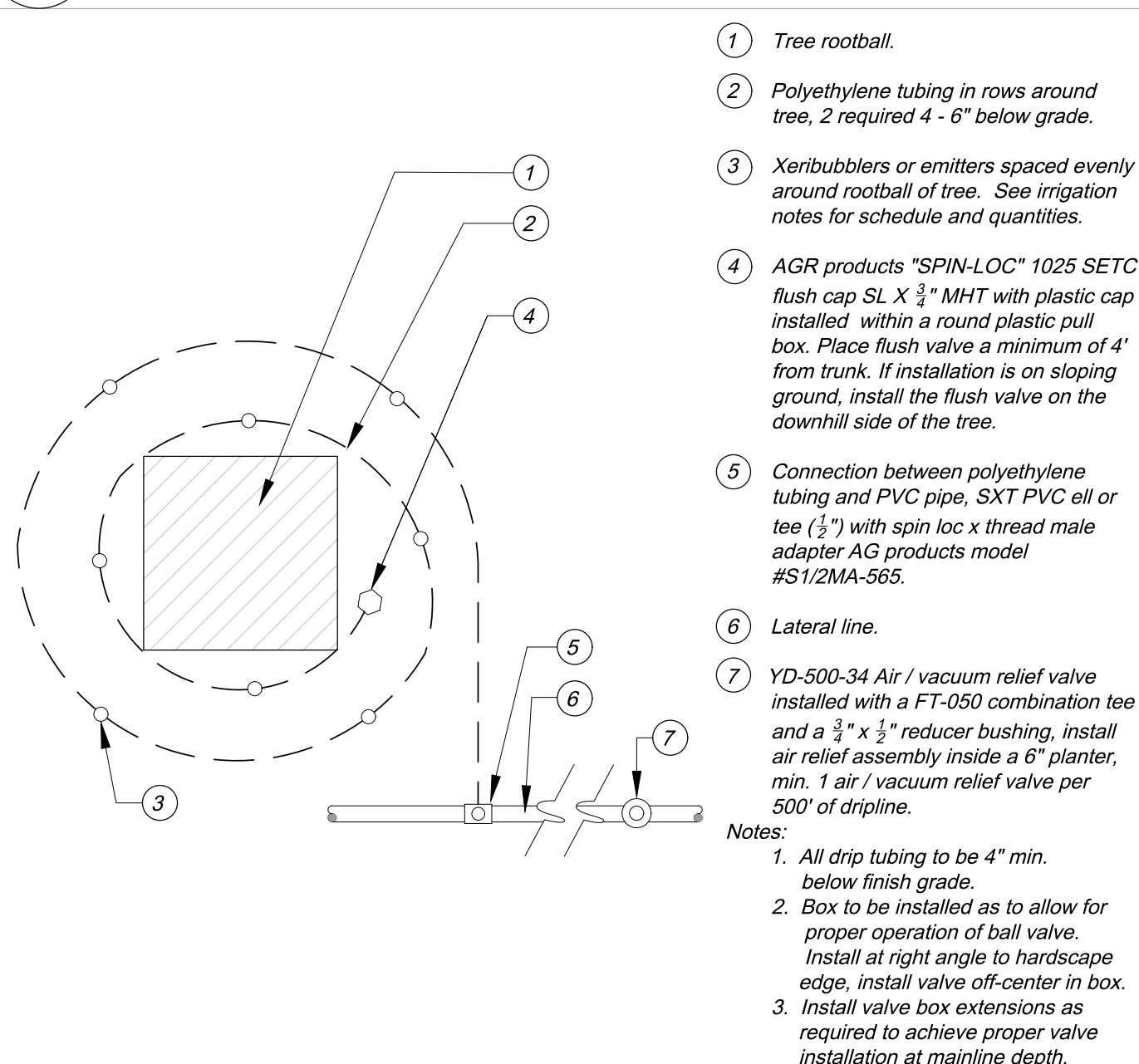
LI-1



7 *EMITTER TO DRIPLINE CONNECTION*
Not to Scale

4 PIPE INSTALLATION

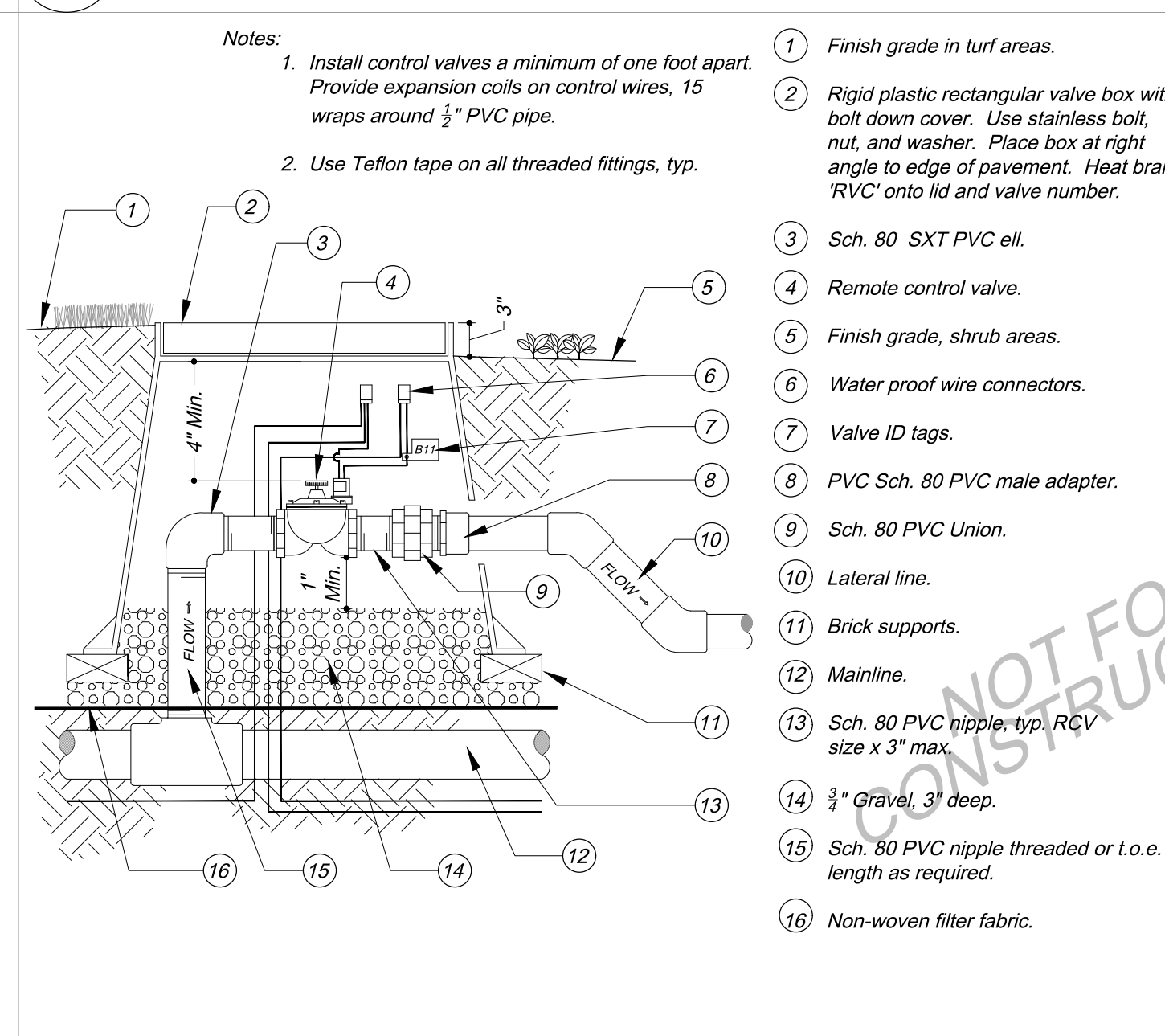
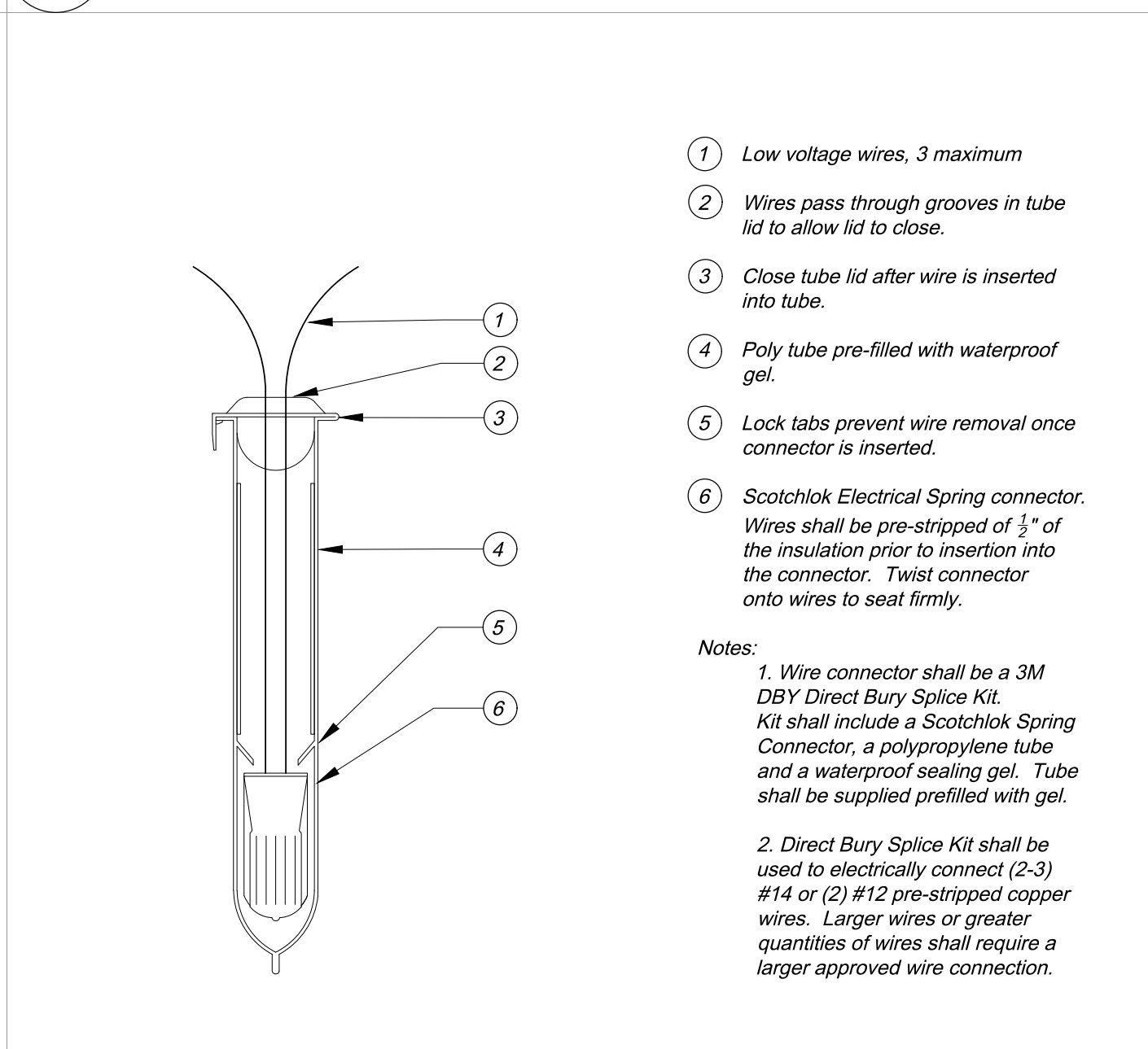
1 REDUCED PRESSURE BACKFLOW PREVENTER
Not to Scale



8 **TREE DRIP RING LAYOUT**
Scale: 1"=1'-0"

5 PIPE / WIRE SLEEVE INSTALLATION
Not to Scale

2 MASTER CONTROL VALVE
Not to Scale

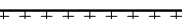




6 WIRE CONNECTION
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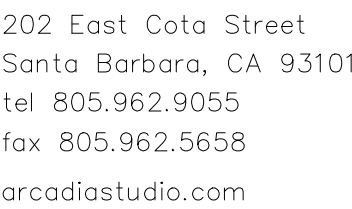
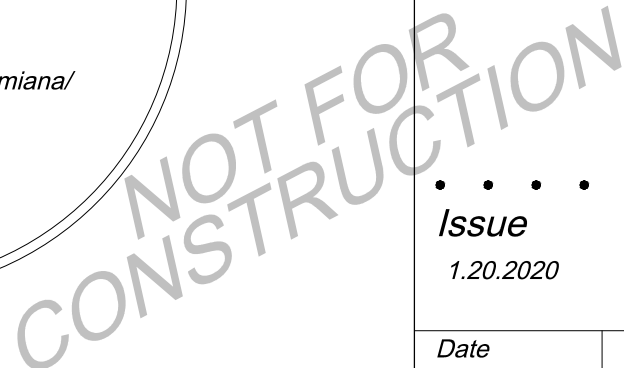
3 REMOTE CONTROL VALVE
Not to Scale

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
Am	Archontophoenix cunninghamiana	Multi-Trunk King Palm	36"box	M	1
E-Am	Archontophoenix cunninghamiana	(E) King Palm	Existing to be Protected		8
E-Pg	Podocarpus sp.	(E) Fern Pine	Existing to be Protected		3
Pc	Pyrus calleryana	Ornamental Pear	Existing to be Protected		2

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
Al	Aloe x 'LEO 3151A'	Moonglow Aloe	7 gal	L	12
Ae	Aloe x Birds and Bees	Birds and Bees Aloe	15 gal	L	4
Bg	Beaucarnea recurvata 'Gold Star'	Variegated Bottle Palm	15 gal	L	2
Ce	Cordylina banksii 'Sprleclash'	Electric Flash Cordylina	15 gal	L	13
Ce2	Cordylina x 'Electric Pink'	Pink Cordylina	15 gal	L	4
C	Cotyledon orbiculata oblonga 'Flavida'	Finger Aloe	5 gal	L	13
D	Crassula ovata 'Hummel's Sunset'	Variegated Jade Plant	1 gal	L	24
C	Dianella revoluta 'Little Rev'	Spreading Flax Lily	1 gal	L	77
Es	Euphorbia tirucalli 'Sticks on Fire'	Pencil Tree	5 gal	L	9
Lh	Lomandra longifolia 'Breeze' TM	Breeze Mat Rush	5 gal	L	10
Li	Lonicera hildebrandiana	Giant Burmese Honeysuckle	5 gal	L	1
Pb	Pedilanthus bracteatus	Slipper	5 gal	L	6
Sm	Senecio mandraliscae	Blue Finger	1 gal	L	19
Sf	Senecio radicans 'Fishhooks'	Senecio Fishhooks	1 gal	L	12
G	x Graptoveria x 'Fred Ives'	Fred Ives Graptoveria	9" pot	L	41
Zf	Zamia furfuracea	Cardboard Palm	24"box	M	4

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING	QTY
	Echeveria gibbiflora 'David Harris'	David Harris Echeveria	6" pot	L	24" o.c.	176 sf
	Tradescantia pallida 'Purple Heart'	Purple Queen Spiderwort	6" pot	M	24" o.c.	198 sf
	x Graptoveria x 'Fred Ives'	Fred Ives Graptoveria	6" pot	L	12" o.c.	148 sf

1. All plants are identified by typical symbols. Plant quantities are approximate and provided for the contractor's convenience. In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.
2. At completion of rough grading, take representative soil samples (minimum of two per acre) from the project site and source of any imported topsoil. Locations and number of soil samples must be approved by the Landscape Architect. Send soil samples to Wallace Soil Testing Laboratory 310-615-0116 or an approved equal for testing of suitability for ornamental planting as specified on the drawings. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report, including leaching if recommended. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.
3. Specification Section 02950 or 032 93 00, Landscape Planting, 02932 integral to the intent of the planting plan. Do not bid planting plan without reference to applicable specification section.
4. Contractor is responsible for finish grades and for fine grading required for surface drainage and uniformity to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution. Final grades to within a tenth of a foot must be established prior to commencing planting operations.
5. Grades and flow lines must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect.
6. The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.
7. Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.
8. Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately of any plant sourcing difficulty.
9. Include in the contract price a sufficient amount to allow for supply and installation of additional plants to be used at the direction of the Landscape Architect. Provide the unit price for such plants in the bid and credit the owner for each plant not installed.
10. Guaranty plant material 5 gallon or smaller except transplants for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Replace 15 gallon plants and larger, for 1 year from date of final review.
11. Notify Landscape Architect of intended planting schedule a minimum of two weeks prior to planting.
12. Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting.
13. Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.
14. Install all plants per details.
15. Stake trees according to industry standards per details. Review with Landscape Architect prior to work.
16. Contact Landscape Architect for decision regarding proposed plant substitutions 4 weeks prior to installation.
17. All plants delivered to the site must have legible identification tags.
18. Any tree shown on plan to be installed in less than 8' (eight feet) clear distance from any curb, walkway, foundation, domestic water line, fire line, storm drain, or sewer line, or any underground utility is to be installed with root control barriers UB 24-2 by Deep Root Corp., 800-458-7668. Install a minimum of 16 linear feet of root barrier centered on the tree adjacent to any underground utility. Install as directed by detail. Install per manufacturer's instructions. Palm trees do not require root control barriers. Landscape Architect may alter or waive requirement.
19. Plant groundcovers adjacent to shrubs and/or trees 1.5 times the distance of their specified spacing away from the stems of the adjacent shrubs and trees. Groundcovers adjacent to curbs and pavement shall be spaced at specified spacing away from paved areas.
20. Plant backfill: See Specifications
21. Completely eradicate all bermuda, kikuyu grass, and other weed growth or other visible or alleged invasive weeds from areas within project limits prior to installing planting.
22. Provide and install bark mulch over all shrub and groundcover areas. Use walk-on bark mulch. Walk on Bark mulch shall be a virgin forest product consisting of shredded fir bark and bark nuggets. Source from Agromin (800) 247-6646 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 3" (three inches). Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.
23. Preserve and protect all existing trees unless otherwise noted.
24. Planting mix for raised planters:
 - 1 part washed plaster sand
 - 1 part All Around Compost or approved equal (All Around Irrigation and Supply 805-688-4197).
 - 3 parts class "a" topsoil.
25. Palm trees installed in limited planting spaces that require staking for stability may be supported by a 1" diameter galvanized pipe equal in height to the trunk height of the palm to the base of the first frond. Drive the pipe 48" deep below finish grade and/or 12" into subgrade.
26. Trees and shrubs shown on plan as "to be transplanted" describe contractor's responsibility.
27. Plant quantities indicated in the plant legend are for the entire project and are repeated on each match-lined sheet.
28. Any tree or plant containing pathogens, bacteria or viruses harmful to plant health shall be replaced at the Contractor's expense.

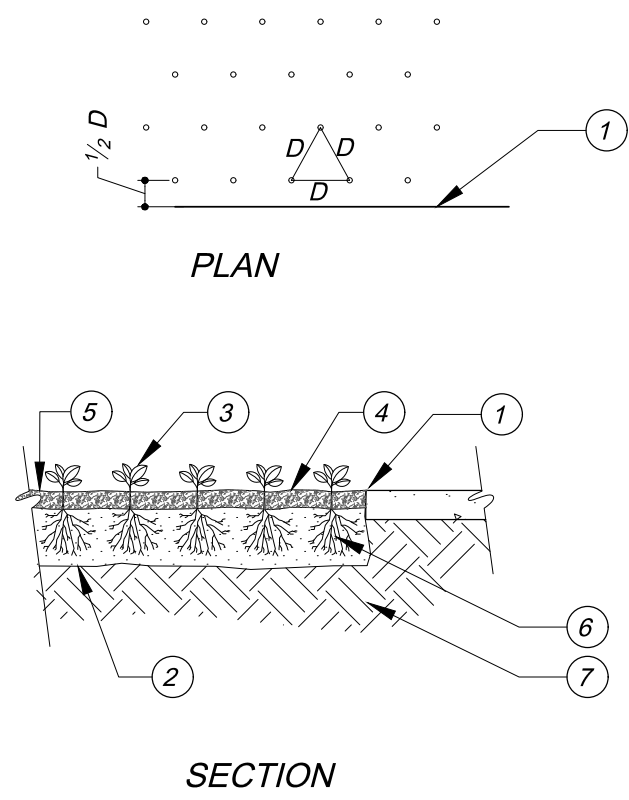


PLANTING PLAN

Date 12.20.2020	Job Number 20.003
Drawn By BC/WB	Checked by BC
Sheet 3	of # 4

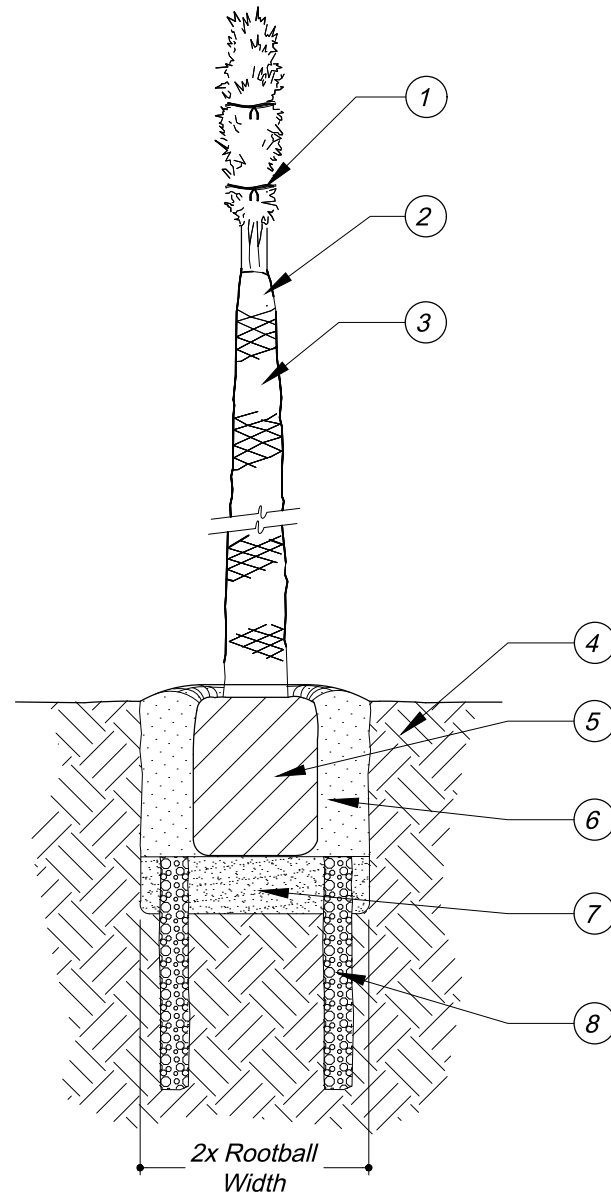
LP-1

Drawing Name: \\ARCADIA\Projects\2020 Projects\203 136 W Canon Perdido\20.003 Card\20.003 In Progress\136 Canon Perdido\20.003 Construction Drawings\Planting Plans\LP-2 Planting Details.dwg Plot date: 2020-01-22 4:52 PM



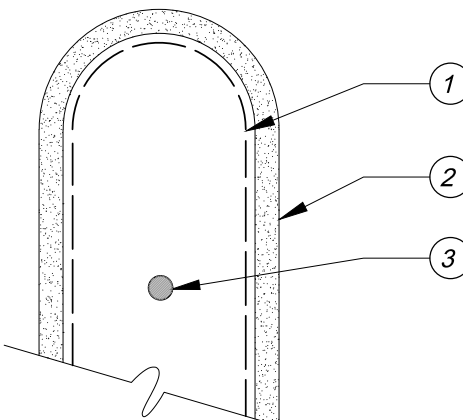
- 1 Edge of paving, walk, wall, etc.
 - 2 10" Minimum deep tilled planting bed over scarified subgrade.
 - 3 Groundcover.
 - 4 Install 2" thick mulch layer prior to planting groundcover.
 - 5 Finish grade.
 - 6 Amended soil.
 - 7 Unamended subgrade.
- Note: Locate plants spaced equal distance (D) from each other as shown. D = as shown on planting plan.

4 **GROUNDCOVER PLANTING**
Not to Scale



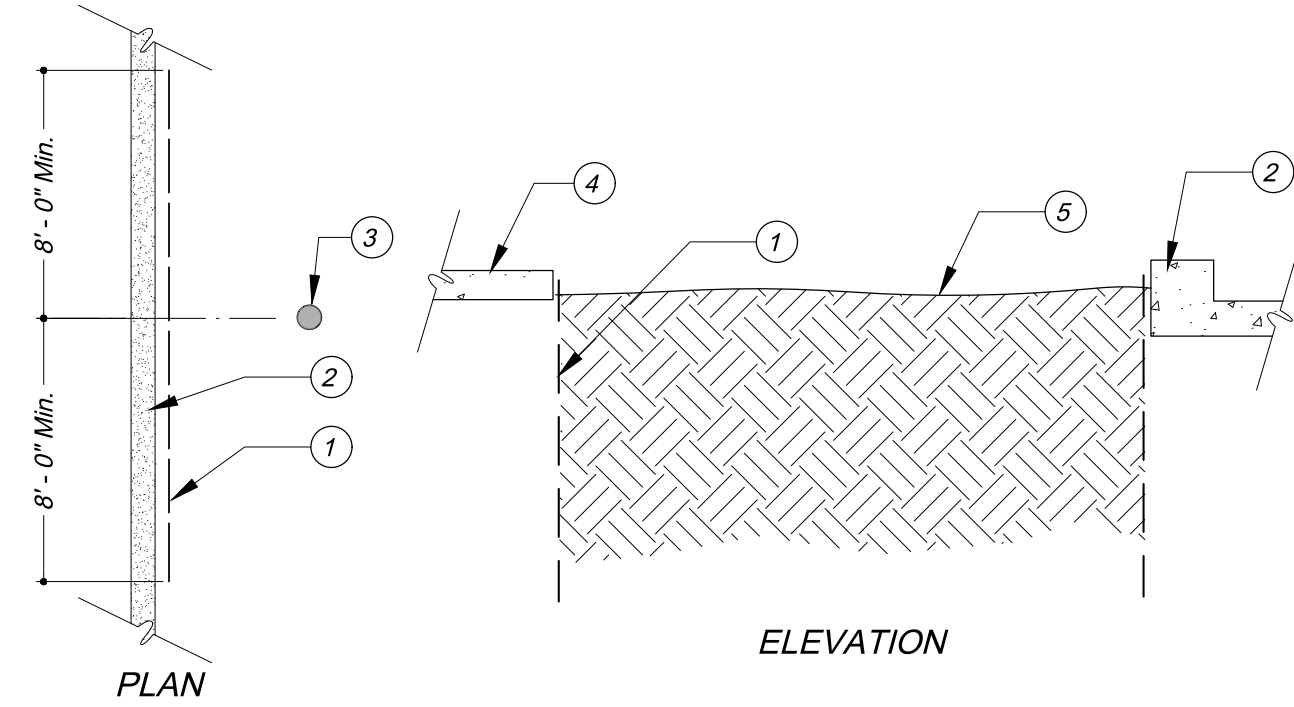
- 1 Tie up fronds with organic twine prior to planting.
- 2 Palm tree.
- 3 Palm trunk to be plumb vertical. Landscape Architect to approve final setting.
- 4 Native soil.
- 5 Palm rootball. Apply 1 quart vitamin B-1 per palm, or per project specifications.
- 6 Backfill with 100% washed plaster sand saturate backfill during and after planting by water jet.
- 7 Choker sand 12" deep. Compact to 90%.
- 8 (2) 6" Diameter x 5' deep drain pit. Fill with $\frac{3}{4}$ " crushed drain rock. Note: for palms over 15' BTH, add (1) drain pit for every 10' of additional BTH.

1 **PALM TREE PLANTING**
Not to Scale



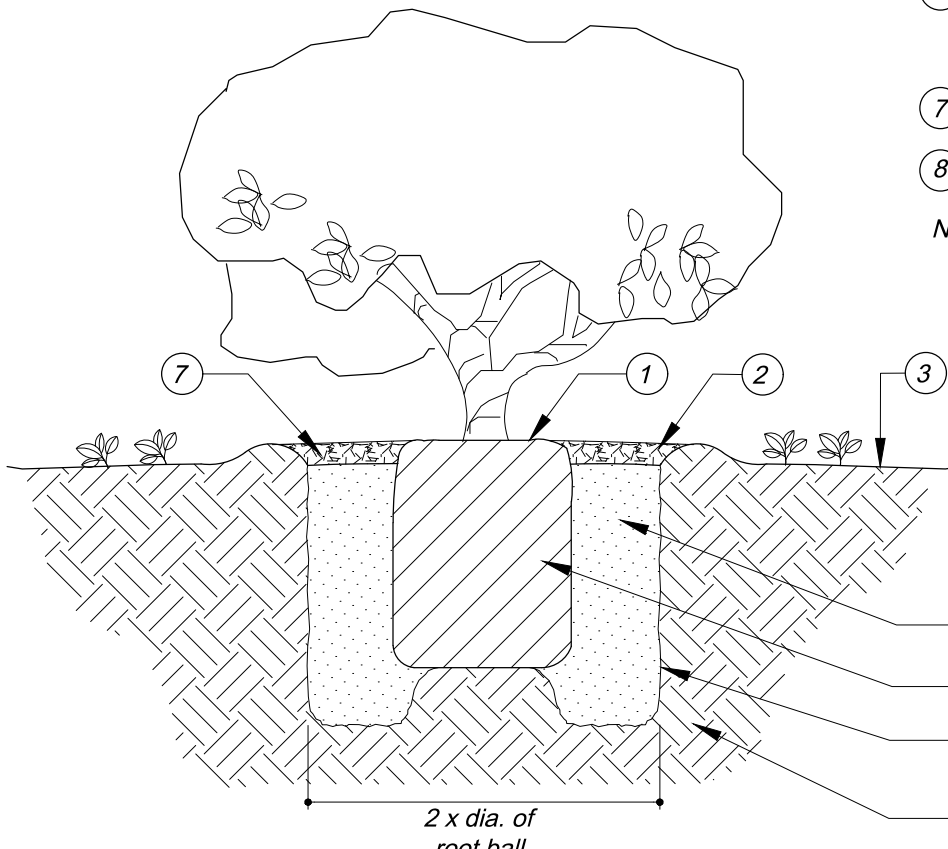
- 1 Deep Root UB 18-2: Top of root barrier to be $\frac{1}{2}$ " below adjacent pavement. Install flush to edge of pavement.
- 2 Curb
- 3 Tree trunk
- 4 Sidewalk
- 5 Finish grade 1" below top of root control barrier.

PLAN AT PARKING FINGER (Where Applies)



ELEVATION

2 **ROOT CONTROL BARRIER**
Not to Scale

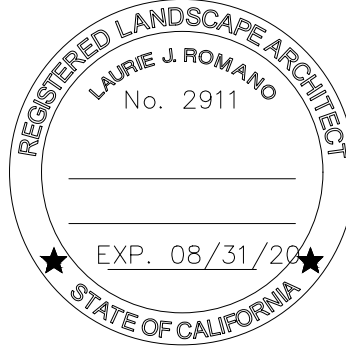


- 1 Set rootball with crown 1" above finish grade.
 - 2 2" Deep basin.
 - 3 Finish grade.
 - 4 Backfill mix per specifications.
 - 5 Scarify sides and bottom of hole.
 - 6 Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.
 - 7 Mulch over basin per specifications.
 - 8 Rootball.
- Note: Excavate planting hole 2 times wider than plant rootball. Excavate outer edges deeper than center. Rootball should rest on undisturbed subgrade.

3 **SHRUB PLANTING**
Not to Scale



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fax 805.962.5658
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Revisions

W. 136 CANON PERDIDO
Santa Barbara
CA, 93101

PLANTING DETAILS

Issue
1.20.2020

Date	Job Number
1.20.2020	20.003
Drawn By	Checked by
BC/WB	BC
Sheet	of #
4	4

LP-2